



Crescent Place, BN1
Offers in the region of £600,000

ASTON
VAUGHAN

INTRODUCING

Crescent Place, BN1

2 Bedrooms | 2 Bathrooms | Private Garden | 857.34 Sq Ft

This exceptional attached/detached two-bedroom residence has been refurbished to a high standard, combining distinctive period character with contemporary design and premium finishes throughout. Beautifully presented and thoughtfully appointed, the property offers stylish accommodation with an emphasis on quality, comfort and attention to detail.

The impressive reception room provides a generous space for relaxing and entertaining, enhanced by ornate ceiling mouldings, decorative columns and polished flooring. Its elegant proportions and individual character create a striking centrepiece to the home, with a separate dining area offering flexibility for everyday living and hosting guests.

The newly fitted luxury kitchen combines refined design with practicality, featuring solid oak finishes, sleek cabinetry, granite work surfaces and top-of-the-range unused Miele appliances. The rich, solid marble tiling adds a sophisticated finish, creating a distinctive and cohesive interior.

Both bedrooms are well-proportioned and versatile. The luxurious shower room showcases exquisite Norwegian granite and marble tiling, complemented by premium Hansgrohe fittings and a top-of-the-range Geberit toilet. The carefully selected materials and high-quality fixtures create an elegant, refined finish, with the boiler also housed within the room. A separate WC provides additional convenience.

Externally, the property benefits from an expansive roof terrace, providing an impressive outdoor space for relaxing, dining and entertaining. This valuable addition offers the opportunity to enjoy outdoor living in a private setting while remaining close to the many attractions and amenities of Brighton.





Further benefits include a Glow-worm smart heating system, radiators throughout, Hager electrical cabling and skylights that introduce additional natural light into the property. These modern installations complement the quality finishes and thoughtful design found throughout.

Combining elegant period features, a newly installed luxury kitchen, premium marble interiors and generous outdoor space, this distinctive Brighton residence offers a compelling blend of character, luxury and contemporary living in a sought-after location.











Education:

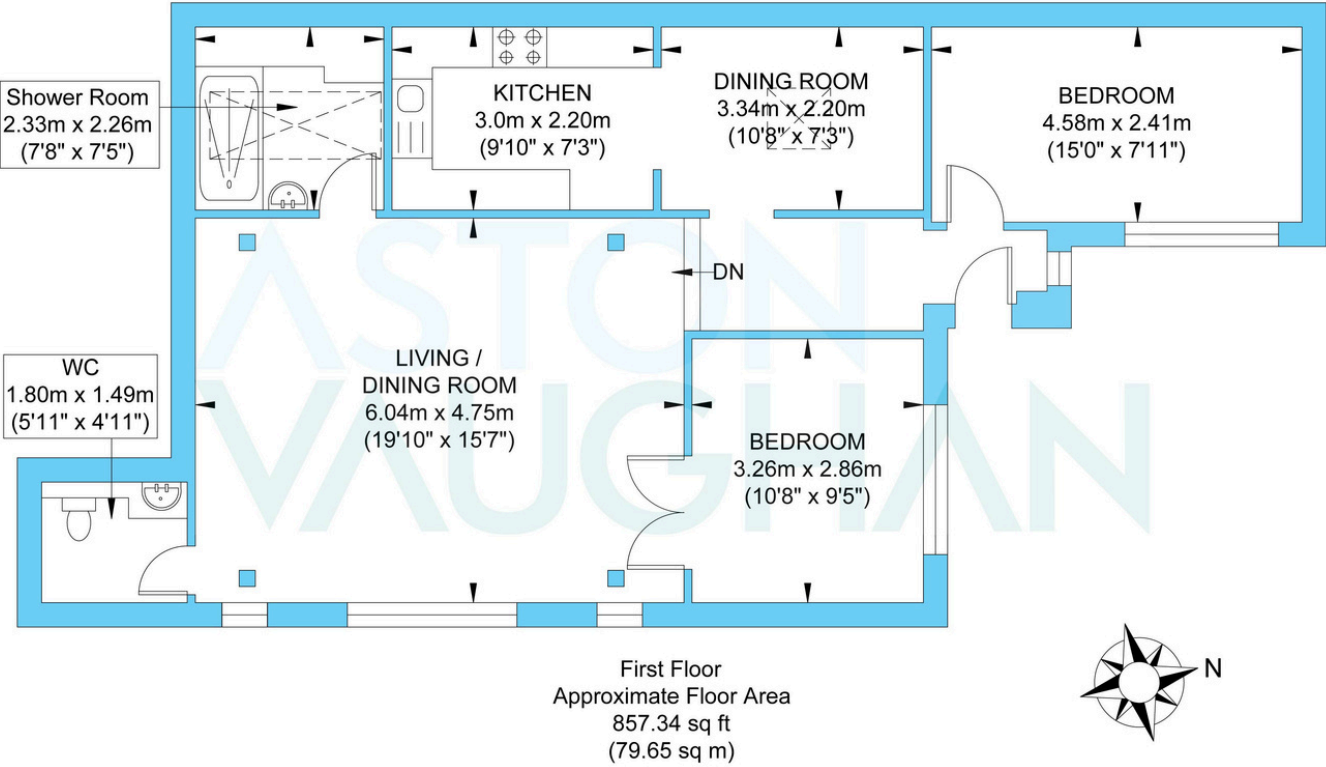
Primary: St Lukes, Queen’s Park

Secondary: Varndean or Dorothy Stringer

Private: Brighton College, Brighton Girls, Roedean, Lancing, Bede’s

Good to Know:

Kempton Village is one of the most fashionable locations in the city, bordered by beaches with beach bars, volleyball courts, yoga centre, Soho House and fantastic Lido. Famous for its al fresco lifestyle, specialist shops and weekly farmer’s market it also has a small supermarket, a deli and a chemist. Between the pier, the racecourse and waterfront restaurants of the Marina, the theatres and Lanes of central Brighton are all within a 15-20 minute walk by the sea or past the vibrant bars and restaurants of St James’ Street (which also host Pride). Bus routes cover the whole of Brighton & Hove, and the proximity to Brighton train station with its fast links to Gatwick and London makes commuting feasible. For those who need a car, both the A23/27 and coast road are nearby. Parking Zone H has no waiting list.



Approximate Gross Internal Area = 79.65 sq m / 857.34 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.